

39-0-254

#11540

32-65-13

WARRANTY DEED

027018

 RE TRANS  
 TC /  
 PRC /  
 CF /  
 TM /  
 PPC /

THERESA L. MORRISSEAU of Waterville, County of Kennebec and State of Maine for consideration paid, grants to MAURICE A. MORRISSEAU of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

THE UNIT known as Unit 13 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87017, as supplemented by the plat filed in Plan File #E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987 and recorded in said registry in Book 3207, Page 112 and by Amendment dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same are incorporated by reference herein. The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020 as supplemented in #E-88072, #E-88073, #E-88074 and #E-88075.

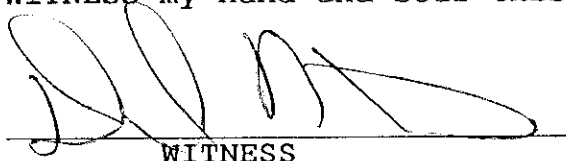
 NO TRANSFER  
 TAX PAID

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Theresa L. Morrisseau by warranty deed of Joseph M. Donato and John P. Donato dated September 28, 1990 and recorded in Book 3809, Page 267 of the Kennebec County Registry of Deeds.

The Grantor excepts and reserves from the above transfer an exclusive life estate, for her benefit, during her natural life, the sole and exclusive use of said property. The Grantor will be responsible for the payment of real estate taxes, utility payments, association fees and maintenance of the property.

WITNESS my hand and seal this 16th day of November, 1990.



WITNESS



THERESA L. MORRISSEAU

32-65-13

THE STATE OF MAINE  
Kennebec, ss.

November 16, 1990

Then personally appeared the above named THERESA L. MORRISSEAU and  
acknowledged the foregoing instrument to be her free act and deed.

Before me,

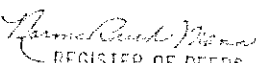
  
Notary Public

DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 1993



RECEIVED KENNEBEC SS.

1990 NOV 30 AM 9:00

WITNESSED:   
REGISTER OF DEEDS